

CITY OF AUSTIN

CASE NUMBER: C16-2014-0004

Jeff Jack
Michael Von Ohlen
Ricardo De Camps
Bryan King
Fred McGhee
Melissa Hawthorne
Sallie Burchett
Cathy French

OWNER: University Christian Church

VARIANCE REQUESTED: The applicant has requested a variance from Section 25-10-133 and Section 25-10-152 in order to remodel an existing, two-sided monument sign near the northwest corner of University Avenue and West 21st Street in order to improve, facilitate the updating of its messaging capabilities by installing LED displays within the sign structure in an CS-NP Commercial Services District (University Neighborhood Overlay).

FINDING:

- OR,

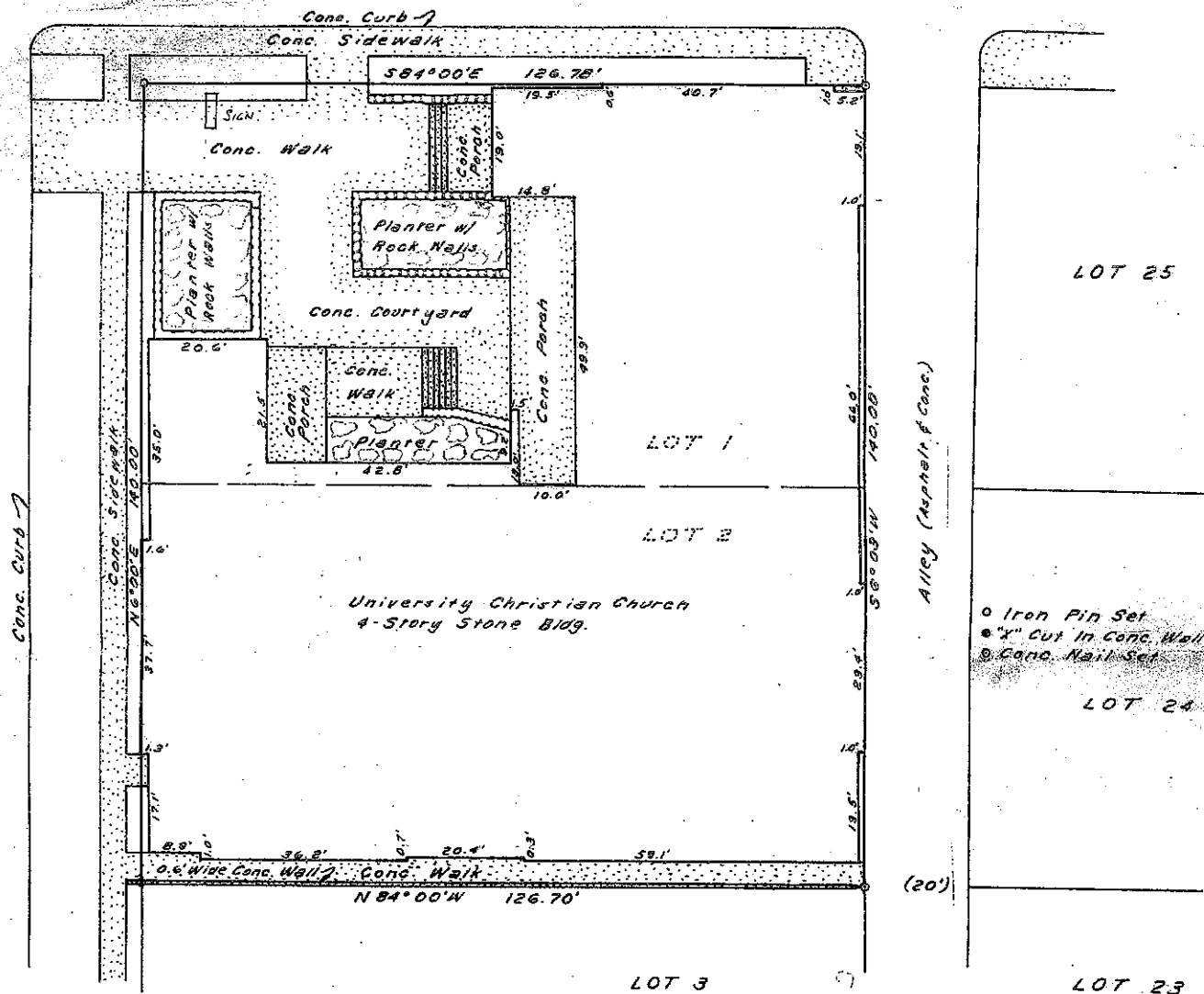
- OR,

- AND,

- Jeff Jack
Chairman

∴ DEPICTION OF SIGN NOT PART OF SURVEY

WEST 21ST ST. 80' R.O.W.
Asphalt Paved.



W. HARVEY SMITH
REGISTERED PUBLIC SURVEYOR NO. 720
1214 WEST 5th
AUSTIN, TEXAS
OCTOBER 23, 1967

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number, and the contact person listed on the notice.

Case Number: C16-2014-0004, 2007 University Avenue
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Sign Review Board, March 10th, 2014

CITEN, CHUAN-FU

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

2002 Whitis Ave #206 Austin

Signature

Date

Daytime Telephone: 713-591-6589

Comments:

I don't like the sign Board that will
 before you and uncomfortable reflection.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor
 Leane Heldenfels
 P. O. Box 1088
 Austin, TX 78767-1088



UNIVERSITY AREA PARTNERS, INC.

2026 Guadalupe #303B Austin, Texas 78705 (512) 474-6682

Jeff Jack, Chairman
Board of Adjustments
City of Austin
P.O. Box 1088
Austin Texas 78767-1088

March 6, 2014

Re: C16-2014-0004

Dear Mr. Jack,

Mr. Charles Cooke of the University Christian Church at 2007 University Avenue gave a presentation to the general membership of the University Area Partners at its regular meeting. The membership voted to support the variance request and asked me in my capacity of Vice President to express our support in a letter to the Board of Adjustments.

The modernization of the University Christian Church's monument sign is very appropriate for the location and is in keeping with the original architecture of the Church. The expanded role the church has undertaken in service to the community necessitates a more appropriate sign to effectively communicate with this large pedestrian student community.

University Area Partners urges the granting by the Board of Adjustments of the sign variance requested by the University Christian Church.

Sincerely,

Mike McHone, Vice President



UNIVERSITY CHRISTIAN CHURCH (DISCIPLES OF CHRIST)

2007 University Avenue • Austin, Texas 78705-5623 • Phone 512/477-6104 • Fax 512/477-0725 • admin@ucc-austin.org • www.ucc-austin.org

Rev. Dr. Charles Kutz-Marks
Senior Minister

Rev. Mary Lu Johnston
Minister of Music and
Education

February 28, 2014

BY HAND
Mr. Jeff Jack
Chair
Sign Review Board
City of Austin
Austin, Texas

Re: University Christian Church, Application for Sign Variance

Dear Mr. Jack:

This will authorize Charles Cooke and Susan Cassano to serve as representatives and agents of the church on all matters in the above referenced proceeding.

Sincerely yours,

Mary Harris
Board Chair

Ramirez, Diana

From: Heldenfels, Leane
Sent: Monday, March 03, 2014 11:04 AM
To: Ramirez, Diana
Subject: FW: University Christian Church - Agent Letter
Attachments: UCC Sign Review Board Agent Letter.jpg

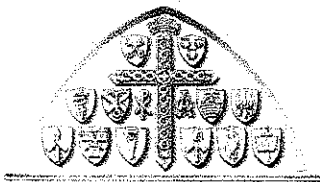
Diana – can you print out attached and put in the case file for 2007 University/c126-2014-0004.
Thanks, Leane

From: ~~Charlie Cooke [mailto:charliecooke@uconn.edu]~~
Sent: Monday, March 03, 2014 10:00 AM
To: Heldenfels, Leane
Subject: University Christian Church - Agent Letter

Leane - Attached is a letter from UCC Board Chair, Mary Harris, authorizing Susan Cassano and me to represent the church in the pending variance hearing.

Many thanks for your guidance and assistance.

--Charlie Cooke



UNIVERSITY CHRISTIAN CHURCH (DISCIPLES OF CHRIST)

2007 University Avenue • Austin, Texas 78705-5623 • Phone 512/477-6104 • Fax 512/477-0725 • admin@ucc-austin.org • www.ucc-austin.org

Rev. Dr. Charles Kutz-Marks
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Education

February 28, 2014

BY HAND

Mr. Jeff Jack, Chair
Sign Review Board
City of Austin
Austin, Texas

Re: University Christian Church, Application for Sign Variance

Dear Mr. Jack:

This will provide further explanation and details of how University Christian Church intends manage and operate the sign that is the subject of this proceeding, should a variance be granted. The church believes that allowing the installation of LED technology in the existing monument sign will enable it to more fully inform the pedestrians that pass the corner of W. 21st St. and University Ave. of the varied activities at the church as well as other activities of interest to the community.

Furthermore the church believes that conformance with the intent of the appearance of the sign, as generally described in the UNO guidelines, can be realized and provide the necessary advanced messaging capabilities.

Operation of the sign: The church proposes the following:

- Limit the amount of color on the sign face, so that it has an appearance similar to the photograph accompanying the application, *i.e.*, black letters on a white background. Color would be used as an accent rather than as a background.
- Reasonable limitations on the hours of operation of the sign would be acceptable. We suggest 1:00 am to 6:00 am daily, if limitations are needed, in order to help keep pedestrians from walking into the unlighted sign since it is near the sidewalk.
- The brightness of the sign will be controlled, depending on whether it is daylight or evening. The church does not wish to have a bright, glaring sign at any time, especially during the evening hours. Overall illumination will be moderate at night.
- The overall appearance of the sign will be quiet. Screen changes will be gradual using techniques such as slow dissolves or slow scrolling.

Attached is a dimensioned photograph of the monument structure as it is now. The overall opening for the installation is 32"x55". The message area that will change will be somewhat smaller since the top 4-5" will have a small painted banner across the top reading "University Christian Church", similar to that shown in the photograph.

The church urges the Board to approve this variance application with appropriate conditions, if necessary as outlined above, and we are most appreciative of the Board's time and attention to this matter.

Sincerely yours,

Charles Cooke, Co-Chair
Property Committee

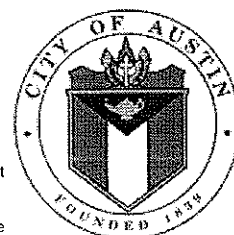


SUBJECT TRACT



ZONING BOUNDARY

CASE#: C16-2014-0004
LOCATION: 2007 UNIVERSITY AVENUE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

CASE # C116-2014-0004
ROW ID # 11087818
TAX Roll # 0212030703

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 2007 University Avenue

LEGAL DESCRIPTION: Subdivision – Louis Horst

Lot(s) 1&2 Block OLT Outlot 18 Division D

I/We Charles Cooke, Susan Cassano and Ron Anderson on behalf of myself/ourselves as authorized agent for University Christian Church affirm that on February 4, 2014 hereby apply for a hearing before the Sign Review Board for consideration:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

The church seeks a variance from Sec. 25-10-32 (2)(b)(c) of the Land Development Code to remodel an existing two-sided sign near the corner of University Avenue and West 21st Street to improve and facilitate the updating of its messaging capabilities by installing LED displays within the sign structure.

in a CS-NP zoning district, located within the University Neighborhood Overlay (UNO) Sign District.

If your variance request is for a reduction in setbacks or height limits, please contact Lena Lund with the Electric Utility at 322-6587 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: **The nature of the church's mission has changed since the sign was erected in 1981, and more information on church and other activities in the building needs to be available to the large number of pedestrians on University Avenue and West 21st Street who pass the church daily.**

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: **The church proposes to replicate as nearly as possible the look and feel of the original sign and operate it in such a way that illumination and movement within the sign will be minimal.**

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: **The church proposes to use current technology to simply provide more information to passing pedestrians, not to use features of LED technology that create bright, flashing multi-colored signs.**

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: **The sign is located in an isolated area surrounded on two sides by UT-Austin. It will be used to inform pedestrians of church events and other civic information of public interest and will not compete with other signs in the vicinity.**

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Charles Cooke Mail Address 5709 Highland Hills Circle
City, State & Zip AUSTIN, TX 78751
Printed CHARLES COOKE Phone (202) 841-8940 Date 2/5/14

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Charles Cooke Mail Address 5709 Highland Hills Circle
City, State & Zip AUSTIN, TX 78751

PHOTO

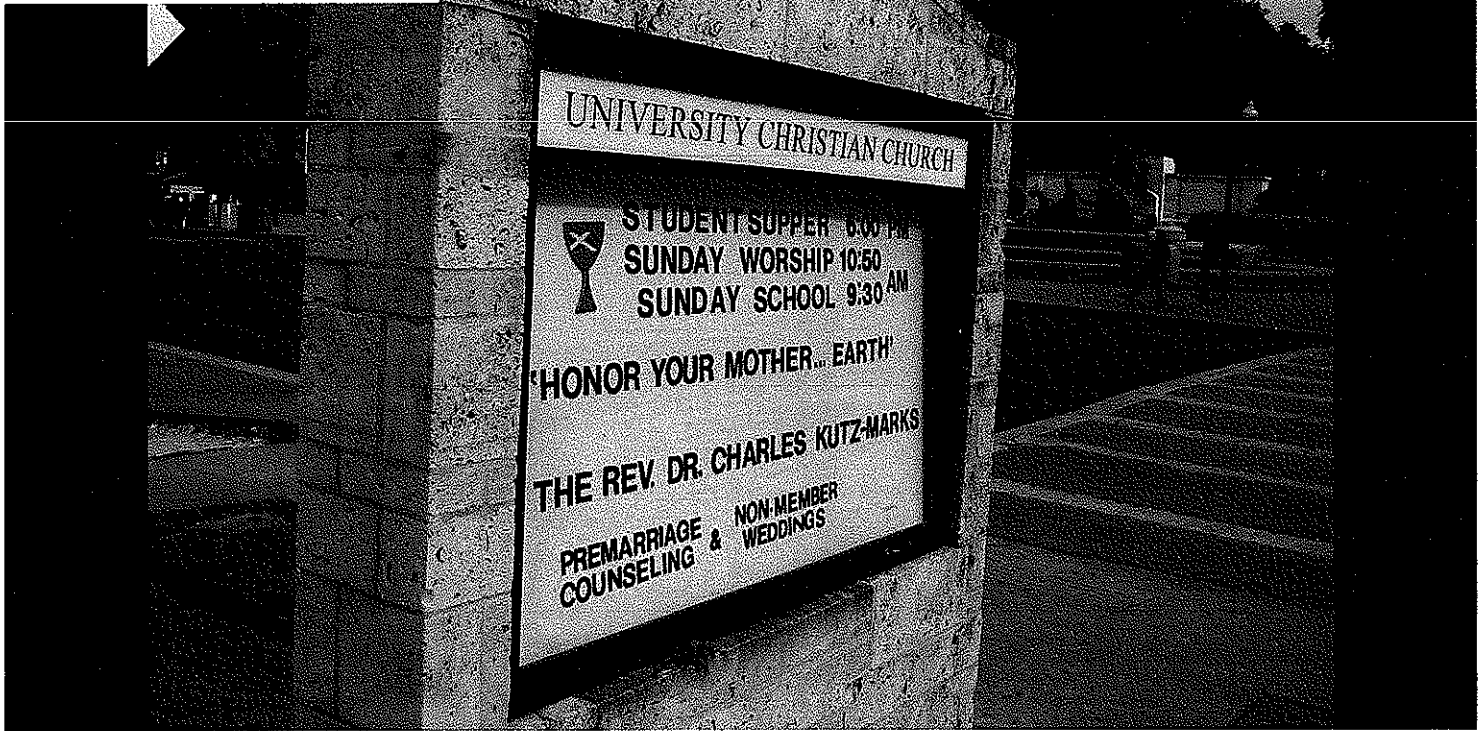
University Christian Church
2007 University Ave, Austin, TX 78705
From the owner



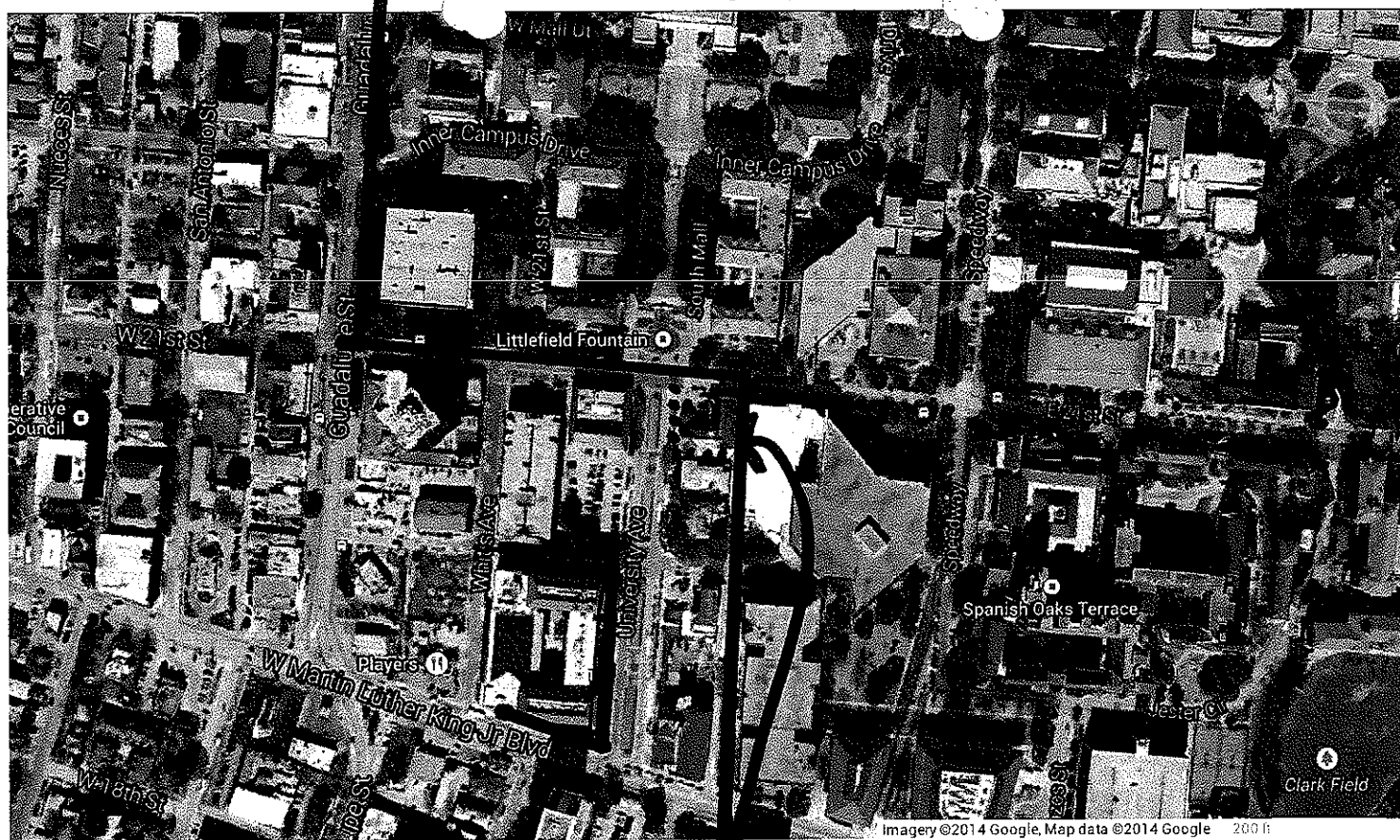
UNIVERSITY CHRISTIAN CHURCH
APPLICATION FOR SIGN VARIANCE
EXHIBIT A

PHOTO

University Christian Church
2007 University Ave, Austin, TX 78705
From the owner



UNIVERSITY CHRISTIAN CHURCH
APPLICATION FOR SIGN VARIANCE
EXHIBIT B



UNIVERSITY CHRISTIAN CHURCH
APPLICATION FOR SIGN VARIANCE
EXHIBIT C

UCC

UNIVERSITY CHRISTIAN CHURCH
 APPLICATION FOR SIGN VARIANCE
 EXHIBIT D

Central Austin Combined Neighborhood Plan

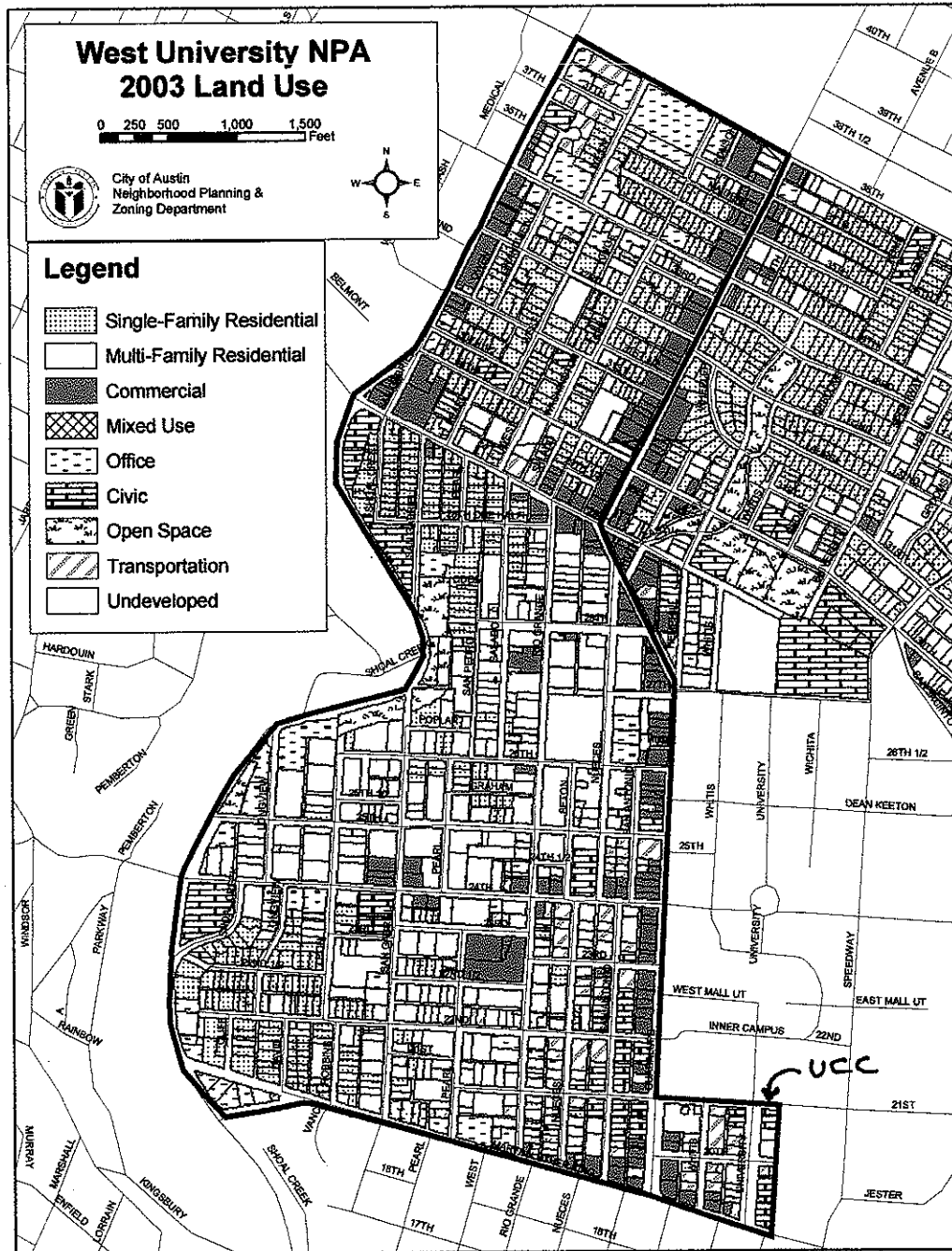


Figure 2
West University Neighborhood Planning Area 2003 Land Use

UNIVERSITY CHRIST CHURCH
APPLICATION FOR SIGN VARIANCE
EXHIBIT E

Central Austin Combined Neighborhood Plan

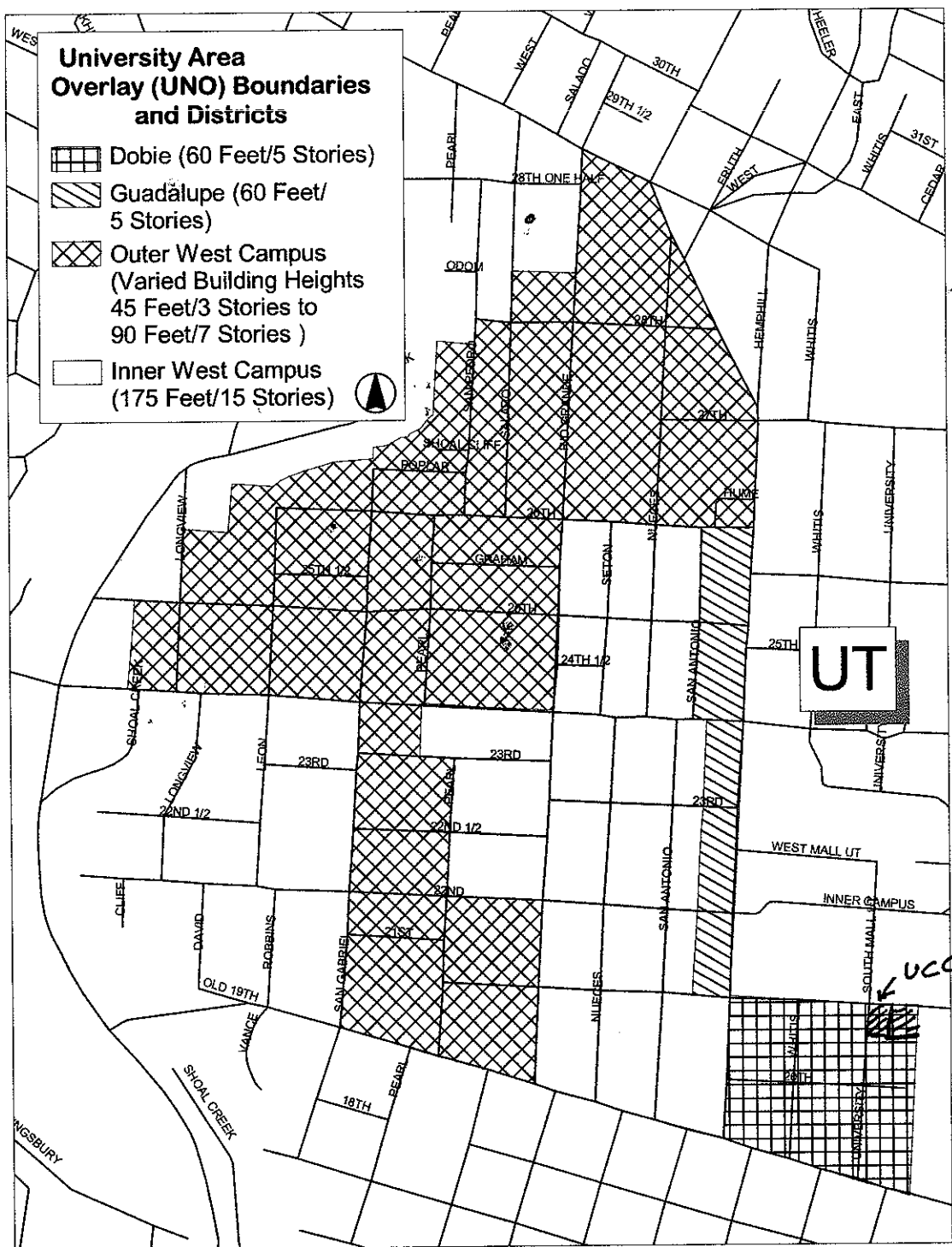


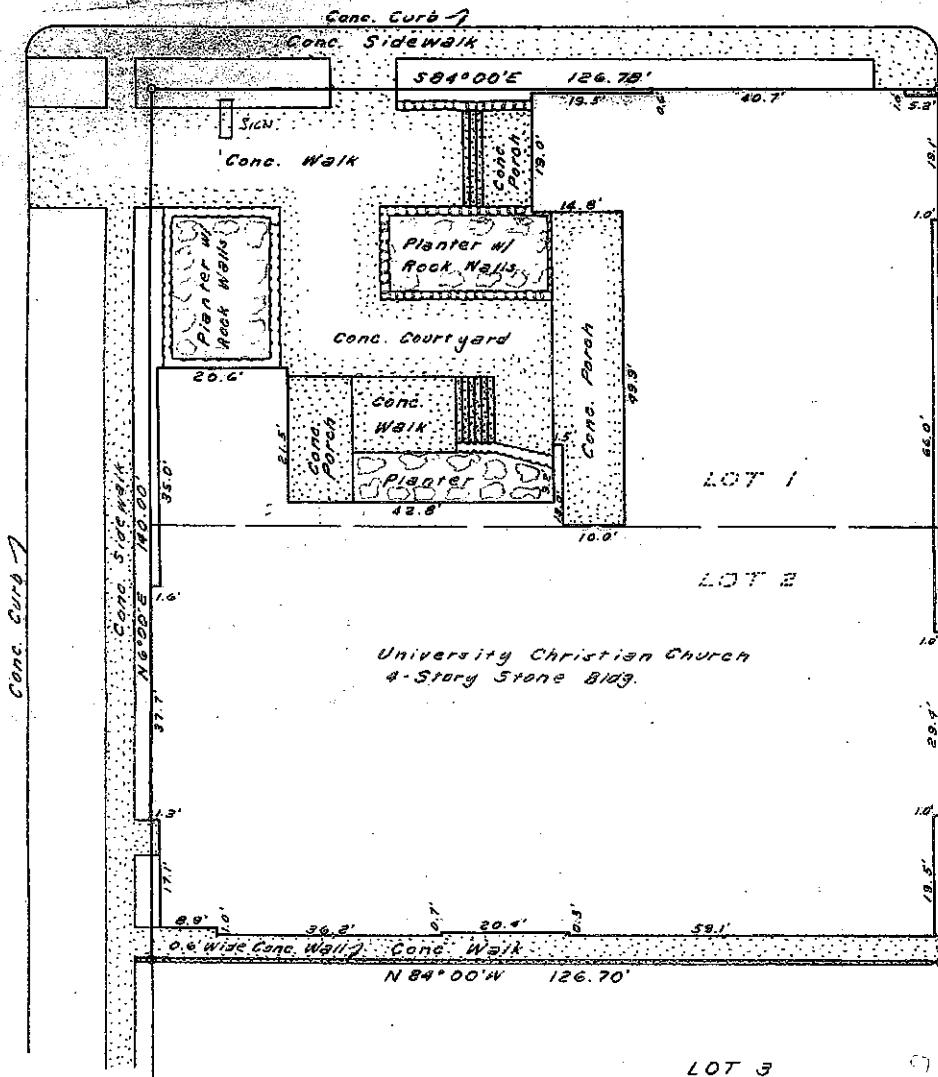
Figure 14
University Neighborhood Overlay (UNO) Boundaries and Districts

UNIVERSITY CHRISTIAN CHURCH
APPLICATION FOR SIGN VARIANCE
EXHIBIT F

NOTE: DEPICTION OF SIGN NOT PART
OF SURVEY

1"=20'

WEST 21ST ST. 80' R.O.W.
Asphalt Paved



SURVEY OF LOTS 1 & 2, LOUIS HORSTS SUBDIVISION OF OUTLOT 18, DIVISION
D, AS RECORDED IN PLAT BOOK Z, PAGE 594, OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.

2007 UNIVERSITY AVENUE, AUSTIN, TEXAS

AS DEVELOPED ON THE GROUND, THERE IS AN EXCESS OF 1.7 FEET, PLUS OR MINUS
BETWEEN THE EAST LINE OF UNIVERSITY AVENUE AND THE WEST LINE OF ALLEY
BETWEEN UNIVERSITY AVENUE AND WICHITA STREET.

AS SURVEYED BY:

W. HARVEY SMITH
REGISTERED PUBLIC SURVEYOR NO. 720
1214 WEST 5th
AUSTIN, TEXAS
OCTOBER 23, 1967

Block ~ 11.5' from curb 14 wall of church ~ 10' from curb Sign ~ 9.5' E of west Planter Wall.